



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

December 21, 2016 5:00PM 2 George St, Charleston, SC

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF DECEMBER 21, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, December 21, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

- 1. 89 Warren St (Radcliffeborough - Peninsula) TMS# 4601601099** – 0.17 ac. Request rezoning to include property in the School Overlay Zone (S). Zoned Diverse Residential (DR-1).
Owner: 89 Warren LLC
Applicant: Evans & Schmidt Architects
- 2. 10 Society and two vacant parcels on Society St (Peninsula) TMS# 4580104002, 004 & 021** – 0.62 ac. Request rezoning from General Business (GB) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Leonard Storage Co, Inc; John T. Leonard, Jr, Inc
Applicant: Southern Land Co
- 3. 32 Laurens St and a vacant parcel on Laurens St (Peninsula) TMS# 4580104003 & 4580102017** – 1.32 ac. Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use/Workforce Housing (MU-2/WH).
Owner: Multiple Owners
Applicant: Southern Land Co

SUBDIVISIONS

- 1. Twin Lakes, Phase 2 (Cane Slash Rd – Johns Island) TMS# 3450000036** – 61.19 ac. 122 lots. Request approval of revised subdivision concept plan. Zoned Single-Family Residential (SR-1).
Owner: BMG III, LLC
Applicant: Stantec Consulting Services Inc.
- 2. Maybank Village, Phase 3 (Maybank Hwy – Johns Island) TMS# 3130000248** – 10.33 ac. 35 lots. Request subdivision concept plan approval. Zoned General Business (GB).
Owner: Tidelands Bank c/o Beazer Homes, LLC
Applicant: HLA, Inc.
- 3. Harbor View Rd (James Island) TMS# 4261100011** – 0.40 ac. 5 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-1F).
Owner: Thomas Rooke
Applicant: A.H. Schwacke & Assoc.
- 4. Essex Village (Henry Tecklenburg Dr – West Ashley) TMS# 3090000003** – 12.66 ac. 41 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Essex Farms, A Partnership
Applicant: Thomas & Hutton Engineering Co.
- 5. Murraywood Rd (Johns Island) TMS# 3120000026 & 182** – 2.71 ac. 9 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1) and Single- & Two-Family Residential (STR).
Owner: Mama Lili, LLC
Applicant: Atlantic South Consulting Services

6. **Cainhoy South Residential (Point Hope Pkwy – Cainhoy) TMS# 262000008** – 228.2 ac. 235 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).
Owner: Cainhoy Land & Timber, LLC
Applicant: Thomas & Hutton Engineering Co.

ZONINGS

1. **771 Longbranch Dr (West Ashley) TMS# 3100100115** – 0.33 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Keith Gordon and Janet Wagner-Gordon
2. **204 Tall Oak Ave (West Ashley) TMS# 4181300066** – 0.22 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Trevor Owen Spencer
3. **1501, 1503, 1505, 1507, 1509, 1510, 1512, 1513 & 1514 Morgan Campbell Ct & a vacant parcel on Ashley Hall Rd (West Ashley) TMS# 3511200116, 213, 214, 215, 216, 217, 218, 219, 220 & 221** – approx. 1.418 ac. Request zoning of Diverse Residential (DR-1F). Zoned Mixed Style Residential (M-12) in Charleston County.
Owner: Multiple Owners
4. **Ashley Hall Plantation Rd (West Ashley) TMS# 3530000003 & 004** – approx. 44.59 ac. Request zoning of Single-Family Residential (SR-1) and Landmark Overlay Zone (LMK) on a portion of the properties. Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Estate of Rosina Kennerty Siegnious
5. **2319 Savannah Hwy (West Ashley) TMS# 3100600114** – 1.06 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: HAG RE CDT LLC
6. **2947 Maybank Hwy (Johns Island) TMS# 3130000088** – 2.97 ac. Request zoning of Residential Office (RO). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Oak Family Properties LLC

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Preliminary subdivision plat pending approval.
2. **River Road, Goldberg Property (Johns Island) TMS# 3120000064** – 26.4 ac. 2 lots. RR-1 & C. Preliminary subdivision plat under review.
3. **Church Creek Landing (West Ashley) TMS# 3550700003, 004** – 10.8 ac. 43 lots. PUD. Final subdivision plat pending approval.
4. **Maybank Village, Phase 2B (Johns Island) TMS# 3130000056, 057** – 33.7 ac. 101 lots. SR-6. Final

- subdivision plat pending approval.
5. **Parcel Q-5-4 (Daniel Island) TMS# 2750000269** – 12.5 ac. 2 lots. DI-TC. Final subdivision plat pending approval.
 6. **Stefan Drive Townhomes (James Island) TMS# 3430700146-148** – 0.7 ac. 8 lots. DR-12. Preliminary subdivision plat pending approval.
 7. **130 Grove Street (Peninsula) TMS# 4631501053** – 0.3 ac. 2 lots. SR-2. Preliminary subdivision plat under review.
 8. **Brigade Street Apartments (Peninsula) TMS# 4640000003, 017** – 15.9 ac. 3 lots. MU-2/WH. Preliminary subdivision plat pending approval.
 9. **Parcel A, Charleston Regional Business Center (Cainhoy) TMS# 2670000129** – 11.7 ac. 3 lots. LI. Preliminary subdivision plat pending approval.
 10. **Foundry Alley (Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 14 lots. PUD. Preliminary subdivision plat pending approval.
 11. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043** – 87.8 ac. 61 lots. PUD. Preliminary subdivision plat pending approval.
 12. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003** – 33.2 ac. 52 lots. SR-1 (ND). Final subdivision plat pending approval.
 13. **Shade Tree, Phase 1 (Johns Island) TMS# 2780000040** – 82.3 ac. 86 lots. PUD. Final subdivision plat pending approval.
 14. **Lucky Road (James Island) TMS# 3410000026, 103** – 3.2 ac. 3 lots. SR-1. Final subdivision plat under review.
 15. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039, 055** – 0.5 ac. 3 lots. DR-1. Final subdivision plat under review.
 16. **Parcel BB, Phase 4 (Daniel Island) TMS# 2770000011** – 16.8 ac. 25 lots. DI-R. Final subdivision plat recorded.
 17. **Old Towne Road (West Ashley) TMS# 4150000002** – 43.5 ac. 2 lots. SR-1. Preliminary subdivision plat approved.
 18. **Carolina Bay, Phase 13A (West Ashley) TMS# 3070000004, 3090000054** – 21.0 ac. 55 lots. PUD. Final subdivision plat recorded.
 19. **Whitney Lake, Phase 4 (Johns Island) TMS# 3120000143** – 24.6 ac. 53 lots. DR-6(ND). Final subdivision plat recorded.

Road Construction Plans

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Road construction plans under review.
2. **Hopewell Drive (Cainhoy) TMS# 2620000008** – 11.5 ac. R/W. PUD. Road construction plans under review.
3. **Gadsdenboro Park (Peninsula) TMS# 4580102063** – 1.6 ac. R/W. MU-2. Road construction plans pending approval.
4. **Foundry Alley (Peninsula) TMS# 4590504156, 172, 174-177** – 0.9 ac. 14 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Rezoning 1 :

89 Warren St (Radcliffeborough - Peninsula)

BACKGROUND

The applicant is requesting a rezoning to include the subject property in the School Overlay Zone (S). The subject property, currently zoned Diverse Residential (DR-1), is located on the southeastern corner of Warren Street and Smith Street. The property is located adjacent (across the street) to the Ashley Hall School which occupies most of the block west of Smith Street. Other nearby and adjacent uses include single-family residences, multi-family residential units, parking lots and offices. The block on which the subject property is located is zoned DR-1 and DR-2. The existing building use is residential.

As is typical in many neighborhoods, schools co-exist with many other uses; including areas with predominately residential uses. The School Overlay Zone is intended to identify areas within residential zoning districts where school uses are allowed. New or expanded school uses are prohibited within residential zoning districts unless they are within the School Overlay Zone.

The Board of Zoning Appeals--Zoning must approve the manner of the use as an exception, upon a finding by the Board that certain conditions will be met to minimize the potential negative impacts to the greatest extent possible. These conditions are as follows:

For nursery, preschool and kindergarten schools:

- (a) Proof of the application for the facilities licensing by the Department of Social Services is provided;*
- (b) Outdoor play is allowed only between the hours of 8 a.m. and 6 p.m.;*
- (c) Play areas within fifty feet (50') of a residential structure are appropriately buffered;*
- (d) Off-street parking requirements of this Chapter are met and parking areas are appropriately buffered;*
- (e) Plans for ingress/egress, loading/unloading and the location of the parking and play areas are approved for safety by the appropriate City department(s);*
- (f) The facility is compatible with the surrounding neighborhood based upon consideration of the number of persons in the facility, potential traffic and noise impacts, location of the play, parking, loading and circulation areas and relation to other noise or traffic generating institutions (particularly if another non-residential facility is facing or abutting the same block face or is within three hundred feet (300') of the proposed site); and*
- (g) Proposed outdoor lighting of the facility does not unduly impact neighboring properties.*

For elementary and secondary schools and colleges:

- (a) The principal building(s) shall occupy no more than fifty (50) percent of the lot on which the building(s) is (are) located;*
- (b) Sufficient well-designed parking spaces will be provided internal to the campus and parking areas shall be appropriately buffered;*
- (c) Dormitory type facilities will be no closer than twenty-five feet (25') to any lot occupied by a single-family dwelling;*
- (d) Excessive traffic will not be generated on a residential street; and*
- (e) The facility is compatible with the surrounding neighborhood based upon consideration of the number of persons in the facility, potential traffic and noise impacts, location of the play, parking, loading and circulation areas and relation to other noise or traffic generating institutions (particularly if another non-residential facility is facing or abutting the same block face or is within three hundred feet (300') of the proposed site).*

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering rezoning property. The School Overlay Zone indicates the City's recognition of the importance of schools in neighborhoods and is it designed to make sure that existing school uses continue to be compatible with surrounding neighborhoods. The subject property area is designated in the Century V Plan as **Urban** which includes many uses and building types, including schools. Rezoning the subject property to be included in the School Overlay Zone is recommended to encourage a mix of compatible urban uses and ensure appropriate continued school uses occur within the existing neighborhood.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

89 Warren St (Radcliffeborough - Peninsula)

TMS# 4601601099

0.17 ac.

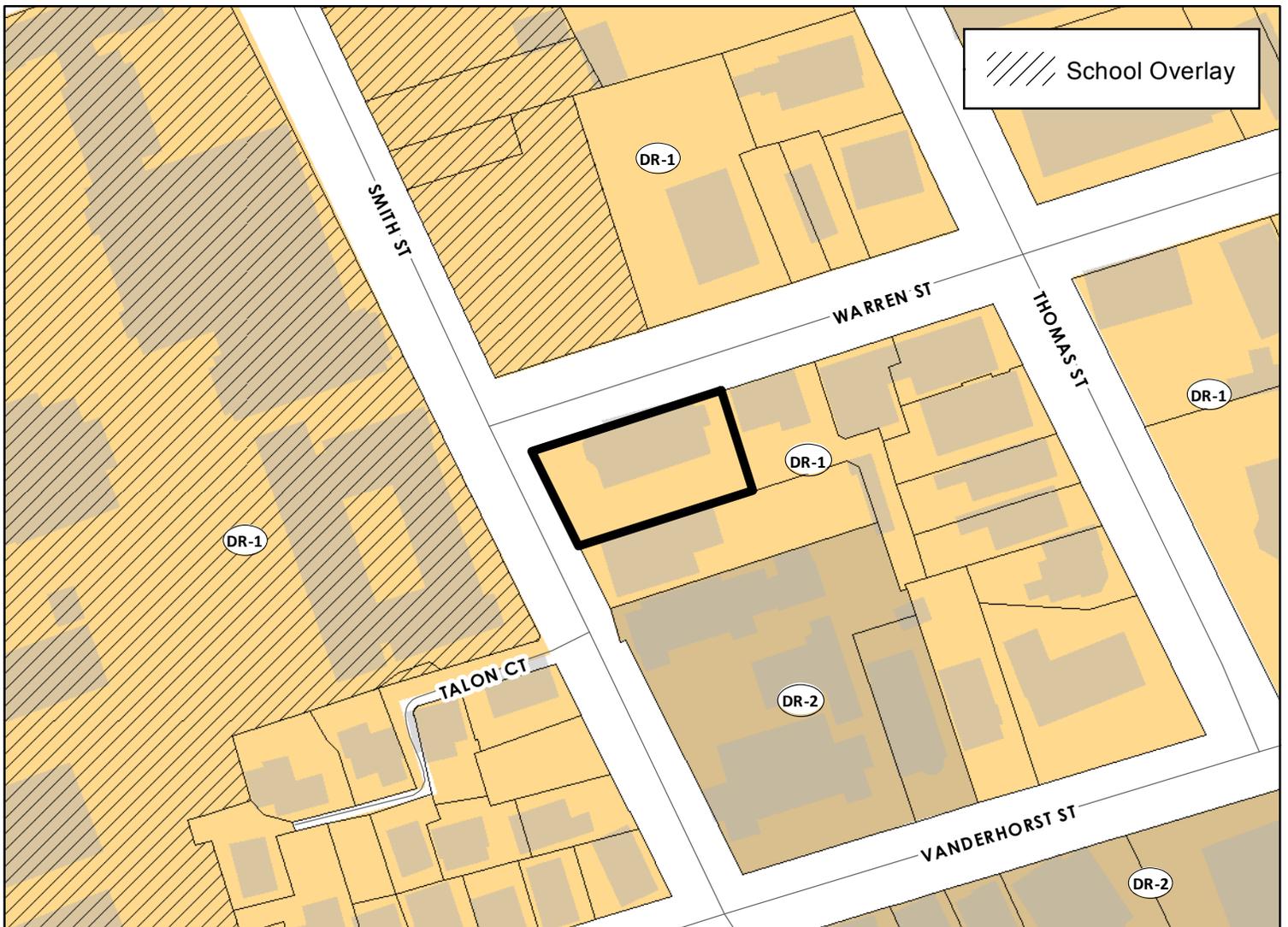
Request rezoning to include property in the
School Overlay Zone (S).
Zoned Diverse Residential (DR-1).

Owner: 89 Warren LLC
Applicant: Evans & Schmidt Architects

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Subdivision 2:

**Maybank Village, Phase 3
(Maybank Highway – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 10.33 acres at Maybank Highway and Timberline Drive on Johns Island. This project consists of the extension of the existing Timberline Drive right-of-way to intersect with Maybank Highway. In addition to the right-of-way, 34 single-family residential lots and one parcel for future commercial development are proposed. The proposed right-of-way is typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the GB zone district. There are no jurisdictional wetlands or critical area on or adjacent to this site. There are grand trees on the site and there is one proposed grand tree impact that was approved by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned General Business (GB), which allows both commercial and residential uses and requires a minimum lot size of 2,500 square feet for residential parcels. The surrounding existing uses include primarily single-family residential and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

Maybank Village, Phase 3
(Maybank Hwy – Johns Island)

TMS# 3130000248

10.33 ac.

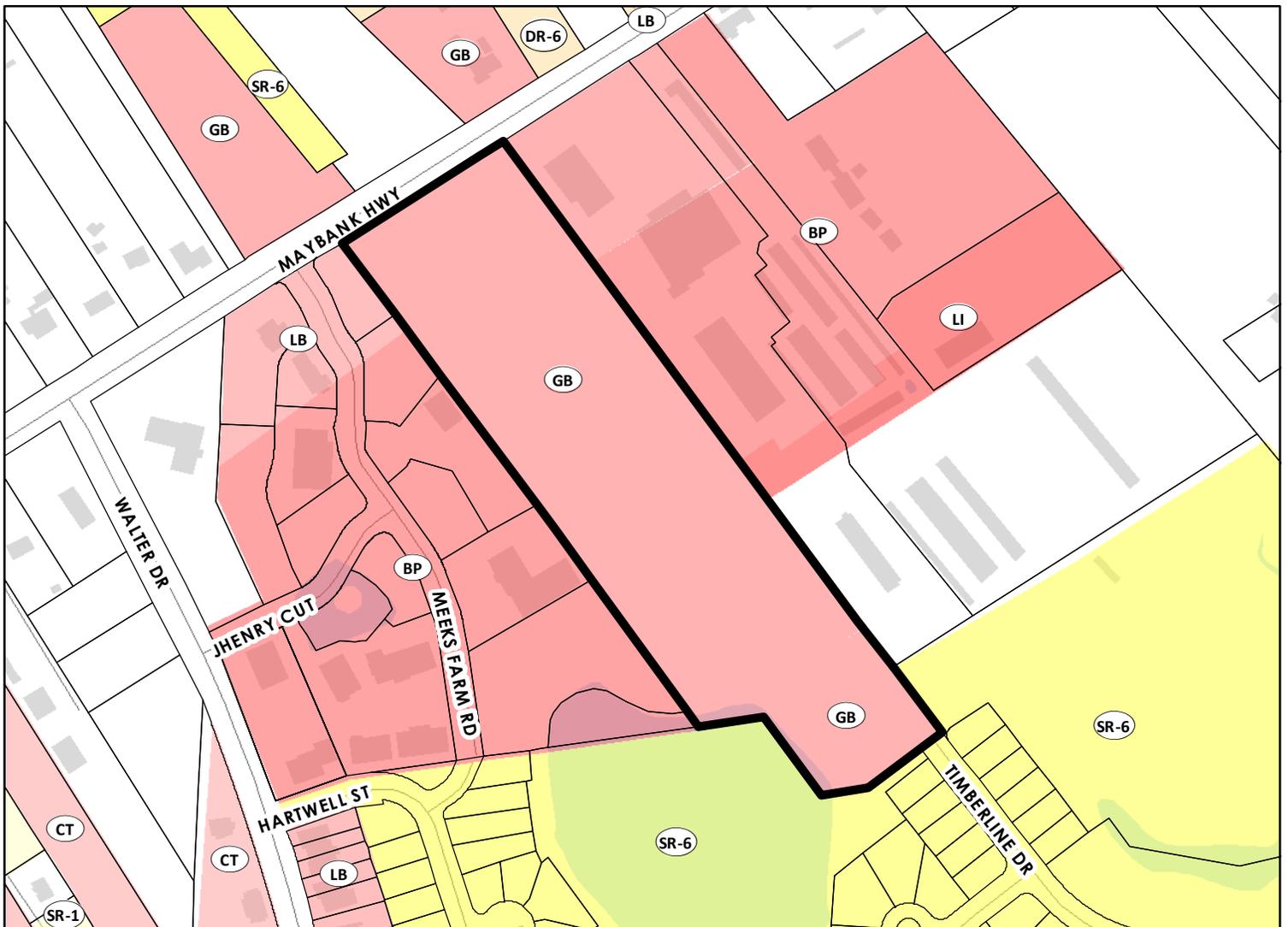
35 lots. Request subdivision concept plan approval.
Zoned General Business (GB).

Owner: Tidelands Bank c/o Beazer Homes, LLC
Applicant: HLA, Inc.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Subdivision 6:

**Cainhoy South Residential
(Point Hope Parkway – Cainhoy)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 228.2 acres at Point Hope Parkway and Clements Ferry Road in Cainhoy. This project consists of new rights-of-way and 235 single-family residential lots, all of which will be accessed by the new rights-of-way. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for new parcels in the Cainhoy Plantation PUD. There are jurisdictional wetlands on this site and any impacts to the wetlands will require the proper permits. There are also grand trees on the site and any impacts to the trees will require approval by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Cainhoy Plantation Planned Unit Development (PUD). The surrounding existing uses include residential, commercial, and industrial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 6

Cainhoy South Residential (Point Hope Pkwy – Cainhoy)

TMS# 2620000008

228.2 ac. 235 lots.

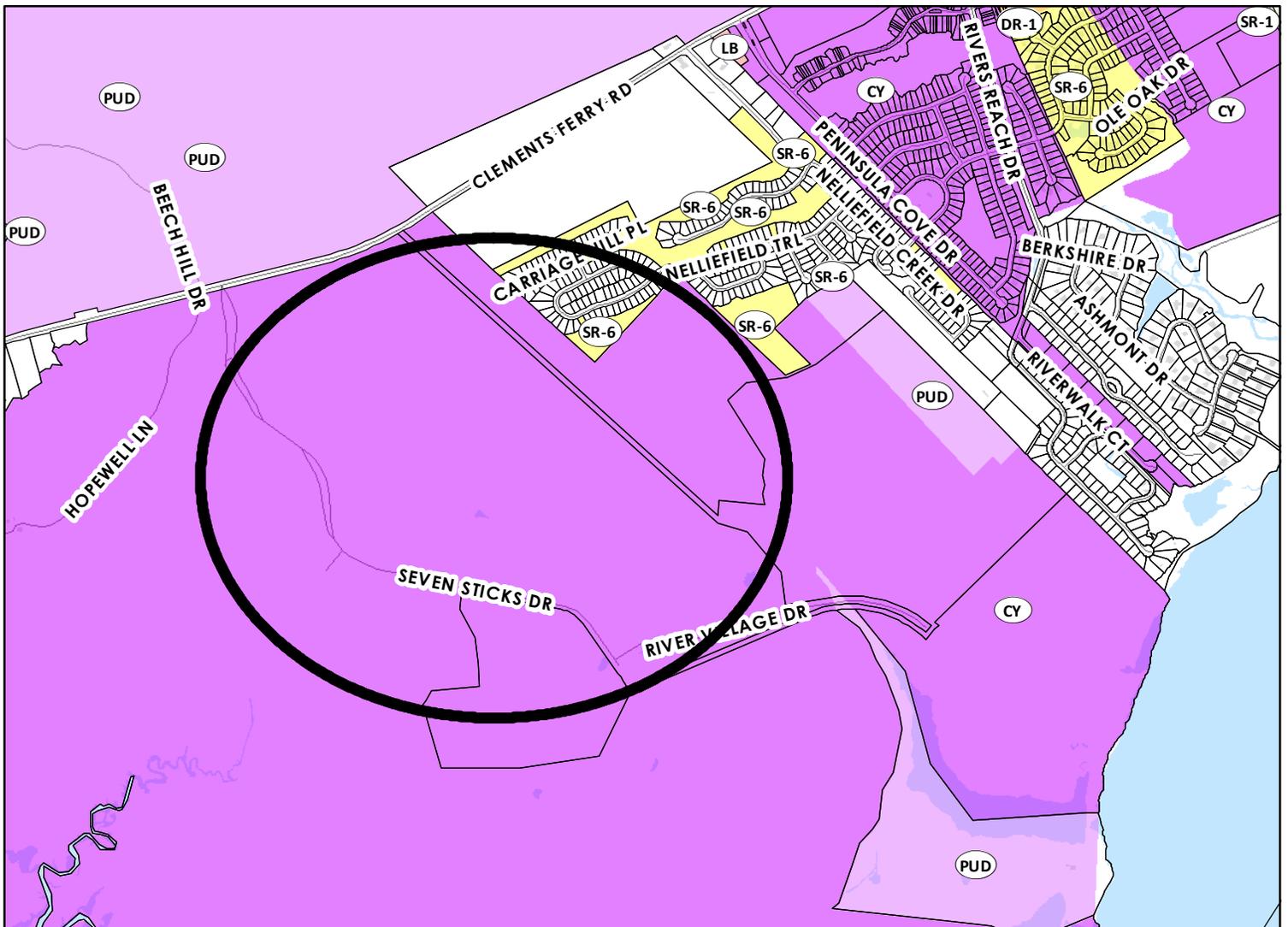
Request subdivision concept plan approval.
Zoned Planned Unit Development (PUD).

Owner: Cainhoy Land & Timber, LLC
Applicant: Thomas & Hutton Engineering Co.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Zonings 1 and 2 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in the West Ashley area of the City and were recently annexed. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	771 Longbranch Dr	0.33	Single-Family Residential	R-4	SR-1
2.	204 Tall Oak Ave	0.22	Single-Family Residential	R-4	SR-2

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** and **Suburban Edge** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

771 Longbranch Dr (West Ashley)

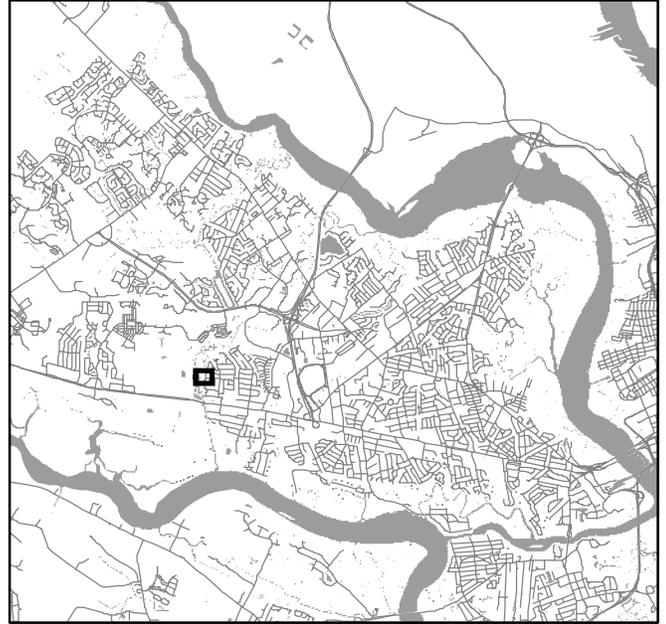
TMS# 3100100115

0.33 ac.

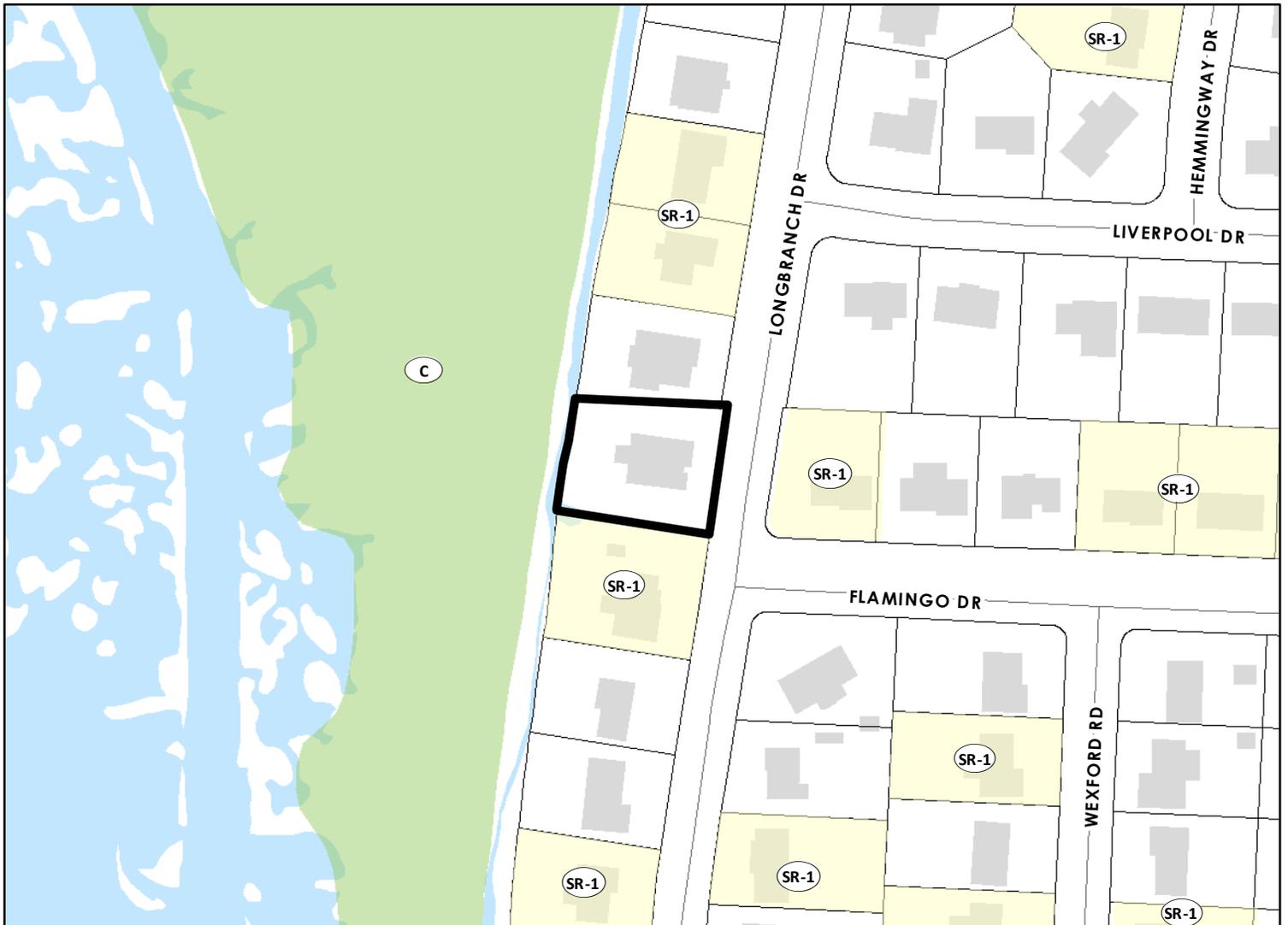
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Keith Gordon and Janet Wagner-Gordon

Area



Location



Zoning 2

204 Tall Oak Ave (West Ashley)

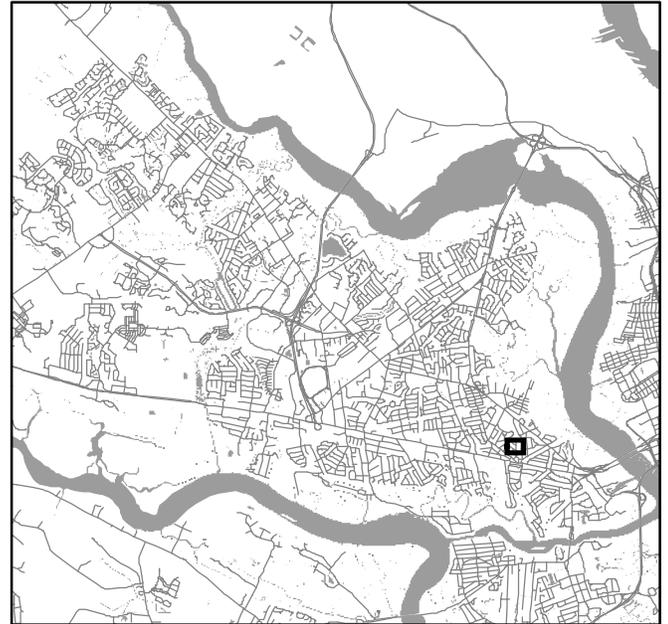
TMS# 4181300066

0.22 ac.

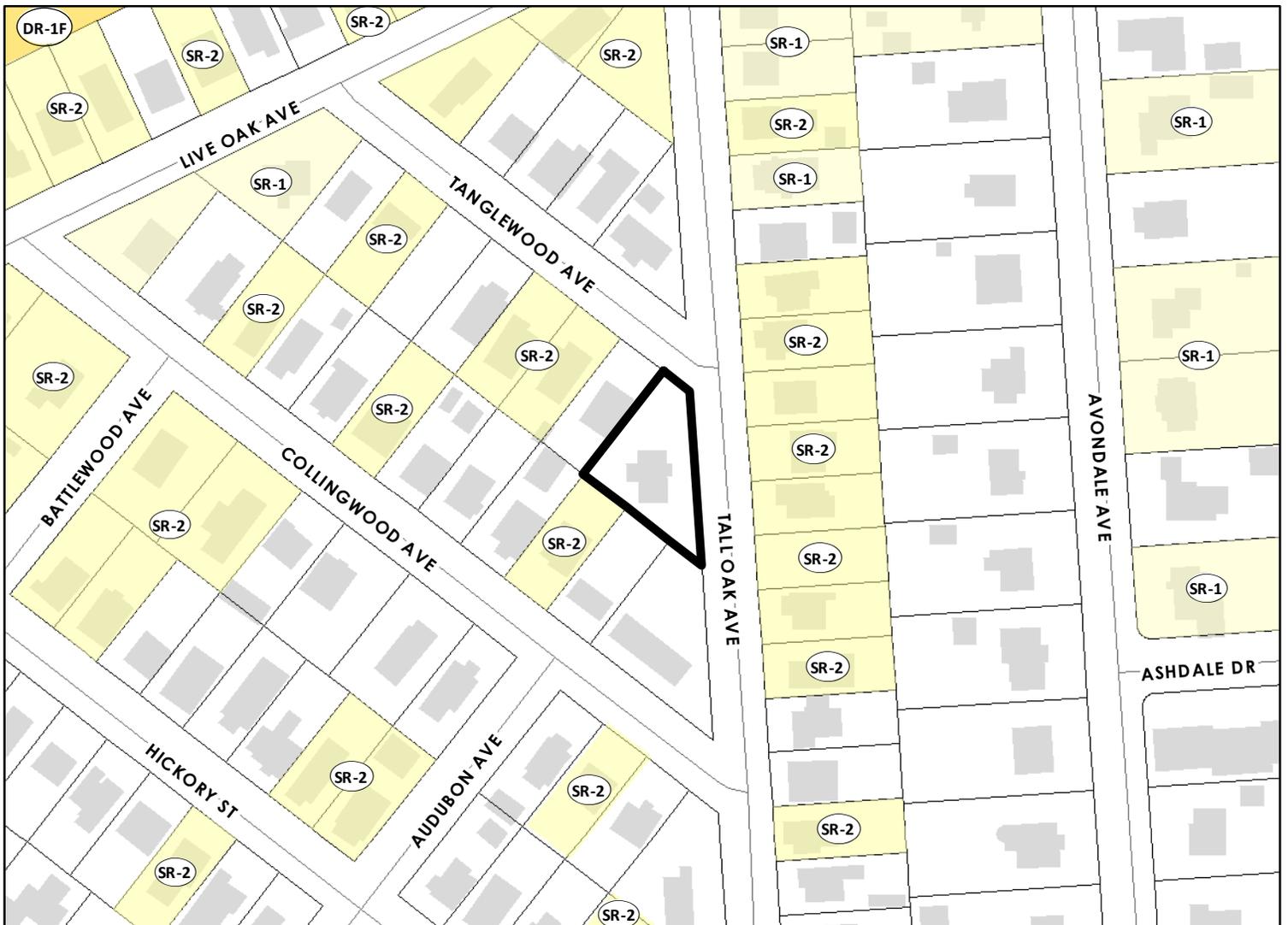
Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Trevor Owen Spencer

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Zoning 3 :

1501, 1503, 1505, 1507, 1509, 1510, 1512, 1513 & 1514 Morgan Campbell Ct & a vacant parcel on Ashley Hall Rd (West Ashley)

BACKGROUND

The subject properties, located at the southwestern corner of Ashley Hall Road and Wappoo Drive in West Ashley, were recently annexed into the City of Charleston. The property owners are requesting the zoning in the City that is most similar to the existing Mixed Style Residential (M-12) zoning in Charleston County. A similar zoning in the City is Diverse Residential (DR-1F) which is also prevalent in this area of West Ashley. The zonings surrounding the subject properties include SR-1, SR-2 and DR-1F zonings in the City and Single-Family (R-4) zoning in Charleston County. Surrounding uses include single family homes on various-sized lots, townhomes and a church. All of the subject properties, except one, are occupied by a new single-family home on each lot.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the zoning of property. The Century V Plan map indicates the subject property is within an area designated as **Suburban**. Areas designated as such are predominantly residential with a diversity of building types and some compatible mixed uses. Given the existing use and the surrounding uses, the requested DR-1F zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 3

1501, 1503, 1505, 1507, 1509, 1510, 1512,
1513 & 1514 Morgan Campbell Ct
& a vacant parcel on Ashley Hall Rd (West Ashley)

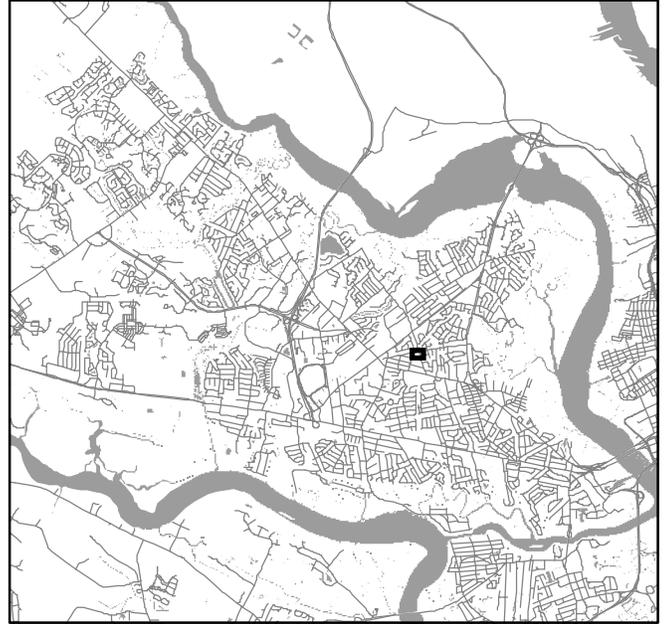
TMS# 3511200116, 213, 214, 215, 216, 217,
218, 219, 220 & 221

approx. 1.418 ac.

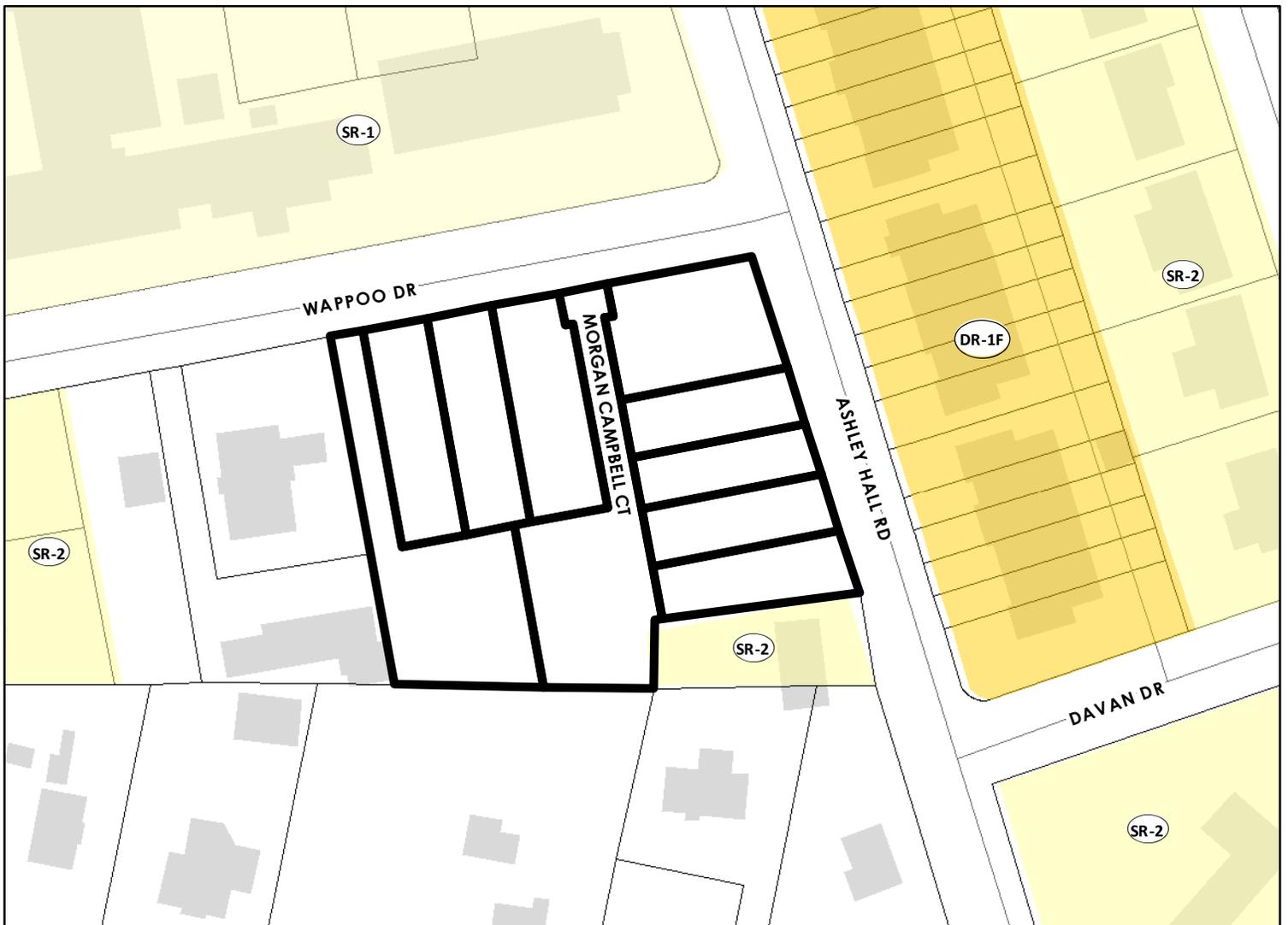
Request zoning of Diverse Residential (DR-1F).
Zoned Mixed Style Residential (M-12)
in Charleston County.

Owner: Multiple Owners

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Zoning 4 :

Ashley Hall Plantation Rd (West Ashley)

BACKGROUND

The subject properties, located at the intersection of Ashley Hall Plantation Road Captiva Row in West Ashley, are pending annexation into the City of Charleston. The property owners are requesting Single-Family Residential (SR-1) zoning in the City to match the existing Single-Family Residential (R-4) zoning in Charleston County. The property owners also wish to place the City's Landmark Overlay Zone (LMK) on a sizable portion of the developable land of this property. Surrounding uses include single family homes on various-sized lots and undevelopable marshland.

The subject properties consist of about 44 total acres of which only about 16 acres are developable highland. These properties are part of the former Ashley Hall Plantation, listed in the National Register of Historic Places because of its history and archaeological value. There are ancient Native American assets, historic ruins, historic monuments and a 17th-century tabby-house on the property. To protect these historic resources, the property owner and the City have worked together on placing appropriate areas of the property under the Landmark Overlay Zone. The attached zoning map indicates the portions to zoned LMK while the balance of the property would simply be single-family zoning much like the rest of the surrounding neighborhoods.

The portion of the [Zoning Code](#) detailing the Landmark Overlay is provide below:

In any *Landmark Overlay Zone*, land, buildings or structures may be used for any purpose allowed by the underlying zoning district; provided however, the exterior of any structure or improvement, whether or not visible from a public street or right-of-way, shall not be altered, and no structure shall be erected, removed, moved or demolished, in whole or in part, unless a Certificate of Appropriateness has been issued by the Board of Architectural Review for the contemplated alteration, erection, removal, move or demolition. The procedure for applying for a Certificate of Appropriateness as set forth in [Article 2](#), Part 6 of this chapter shall appertain to LMK applications. The Board, when passing on such applications, shall utilize the criteria as would be applicable if the property, structure or improvement were located in the Old and Historic District, as set forth in [section 54-240](#) of this chapter, in furthering the intent of this overlay zone.

(continued on next page)

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the zoning of property and protecting historic resources. The Century V Plan map indicates the subject property is within an area designated as **Suburban Edge**. Areas designated as such are predominantly lower-density residential in context. This property is unique because of its history and archaeological assets. Much of the original plantation, like many large-scale farms and plantations, was developed into the surrounding suburban subdivisions. Given the existing use, the surrounding uses, and the protections the Landmark Overlay offers, the requested SR-1 and LMK zonings are appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 4

Ashley Hall Plantation Rd (West Ashley)

TMS# 3530000003 & 004

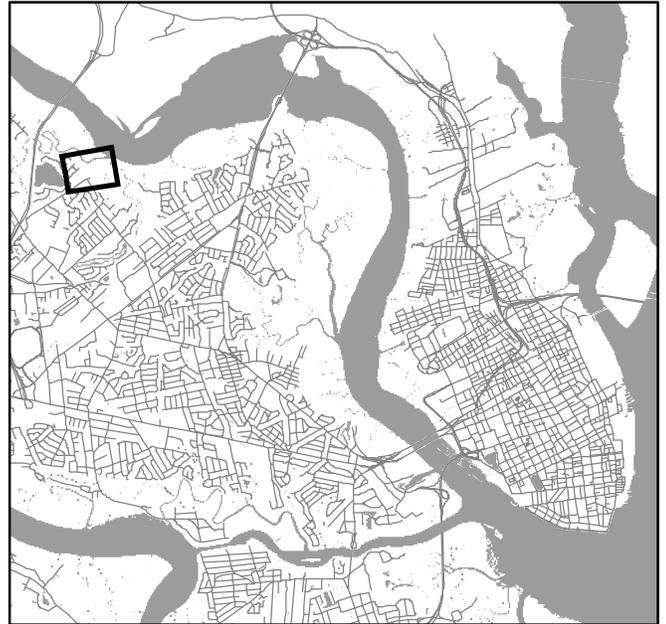
approx. 44.59 ac.

Request zoning of Single-Family Residential (SR-1)
on all property
and Landmark Overlay Zone (LMK) on a portion.

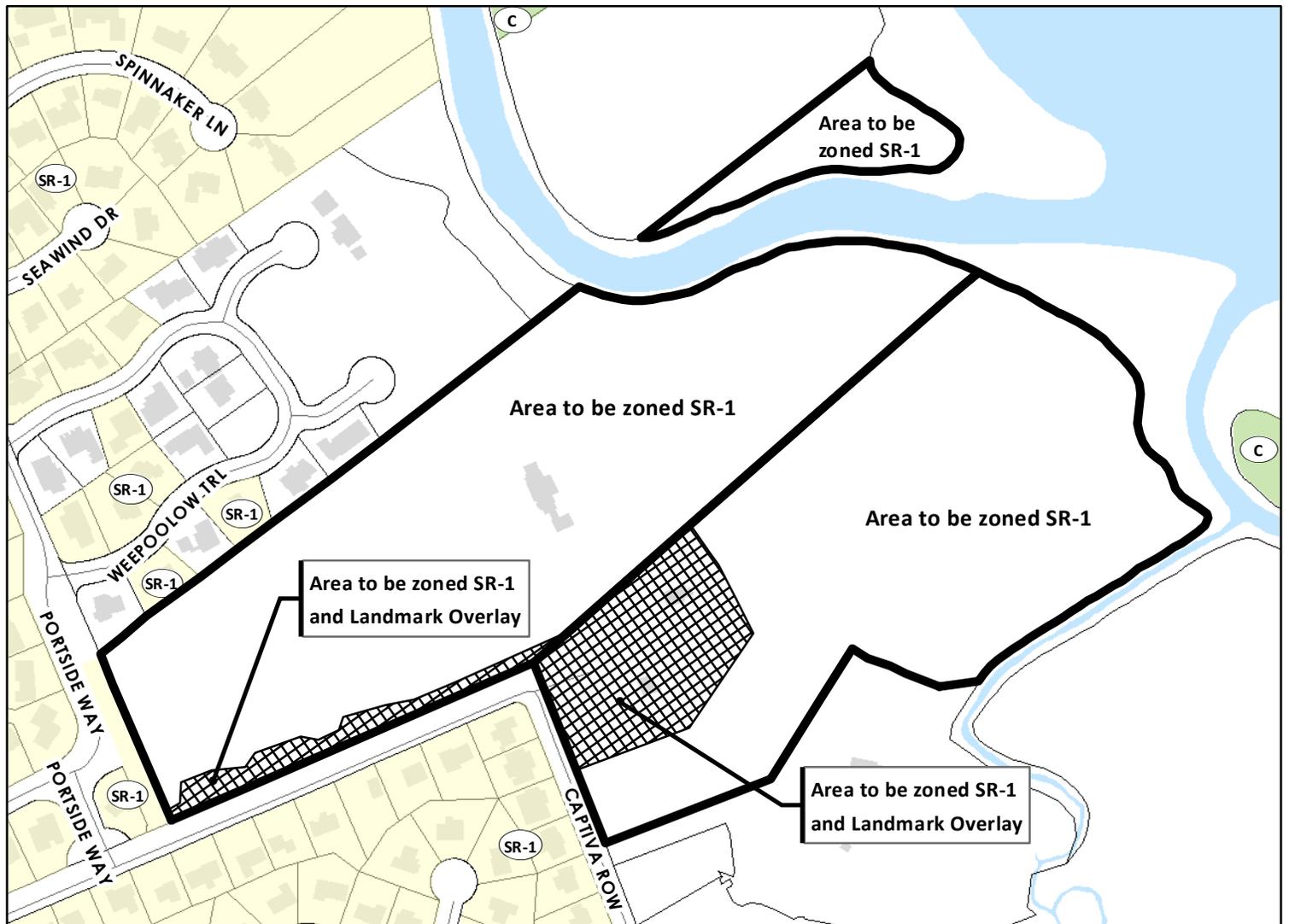
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Estate of Rosina Kennerty Siegnious

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Zoning 5 :

2319 Savannah Hwy (West Ashley)

BACKGROUND

The subject property was recently annexed into the City and the property owner is requesting zoning of General Business (GB). The property is zoned Community Commercial (CC) in Charleston County and is surrounded by GB and General Office (GO) zoning in the City and CC in Charleston County. The property was recently occupied by an automobile sales/service company and a similar use is proposed.

Adjacent and nearby uses include strip retail centers, offices, gas stations, auto sales/service, storage, restaurants and multi-family residential.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the Urban Growth Boundary in an area designated as **Highway District**. This district often has a wide variety of uses, but mostly things that rely heavily on automobile traffic. Given the existing zoning and existing pattern of development in this area, the proposed GB is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 5

2319 Savannah Hwy (West Ashley)

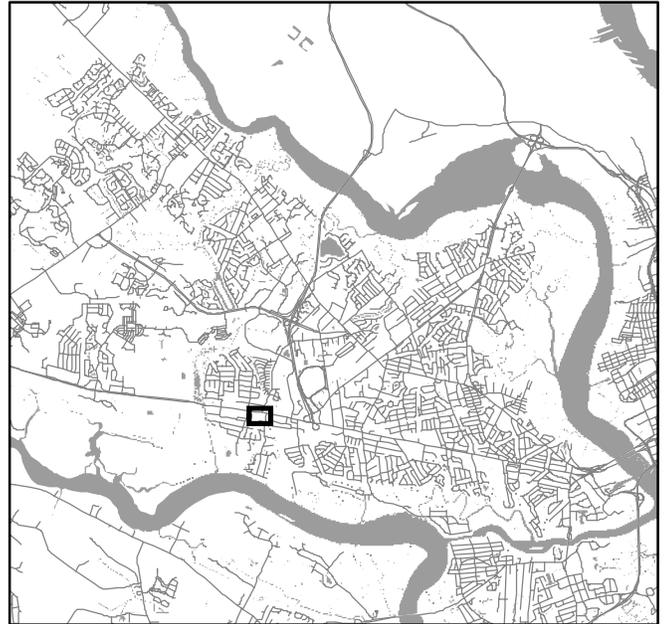
TMS# 3100600114

1.06 ac.

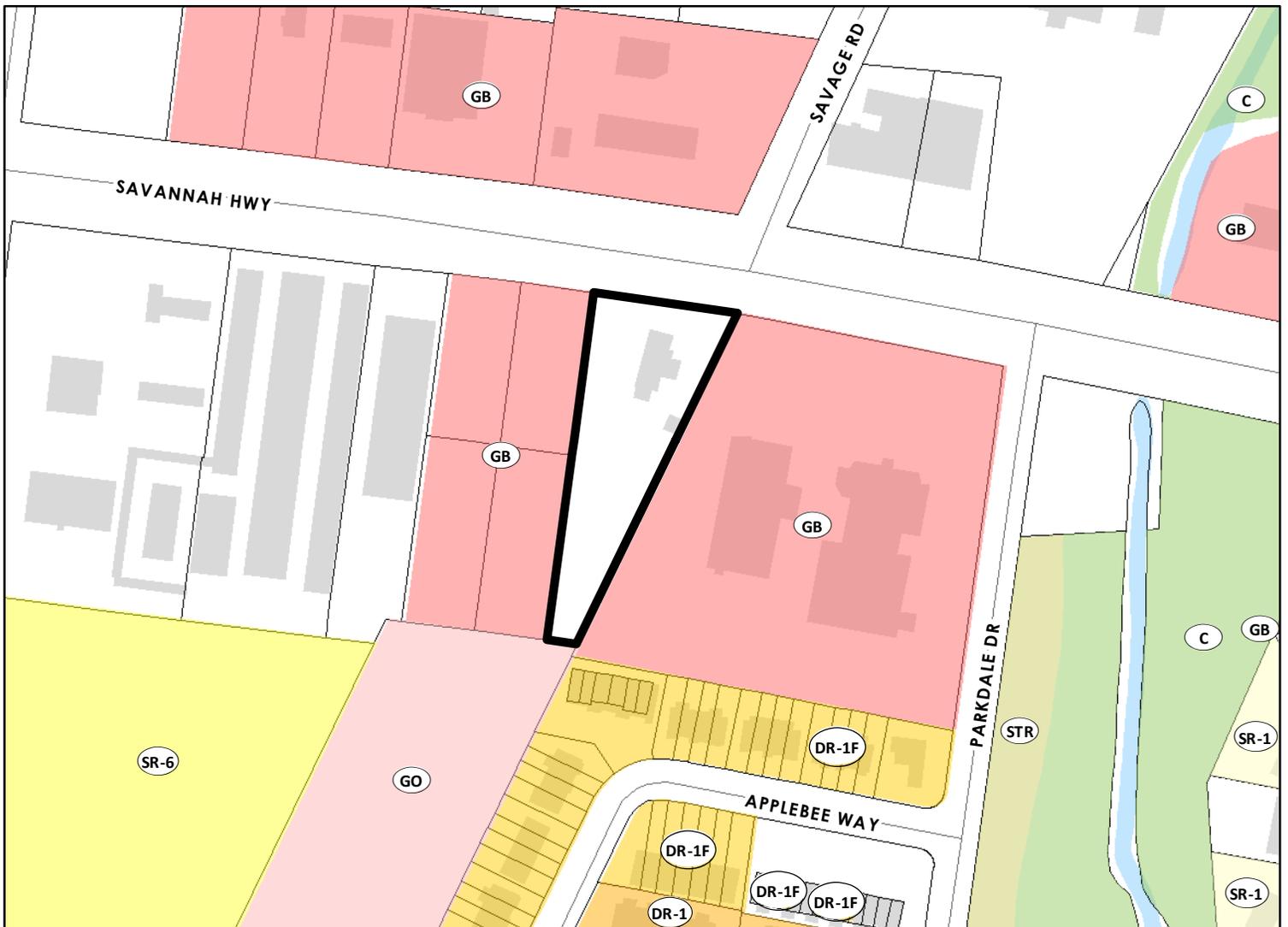
**Request zoning of General Business (GB).
Zoned Community Commercial (CC)
in Charleston County.**

Owner: HAG RE CDT LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

December 21, 2016

Zoning 6 :

2947 Maybank Hwy (Johns Island)

BACKGROUND

The subject property is pending annexation into the City and the property owner is requesting a zoning of Residential Office (RO). The property is zoned Single-Family Residential (R-4) in Charleston County. Surrounding zonings include Planned Unit Development (PUD) and Single-Family Residential (SR-1) in the City and Planned Development (PD) and R-4 in Charleston County. The subject property is surrounded by apartments (Shade Tree), large-acre lots and single-family homes. The property is occupied by a single-family home set far back from Maybank Highway.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is predominately residential but has a mix of uses especially on major roads. Given the existing pattern of development in the surrounding area, the proposed Residential Office (RO) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 6

2947 Maybank Hwy (Johns Island)

TMS# 313000088

2.97 ac.

**Request zoning of Residential Office (RO).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Oak Family Properties LLC

Area



Location

